

**templewicks**  
estate agents

**Guide Price: £485,000**  
**Station Road, Ditchingham**



*A well-presented and refurbished detached property situated in the heart of the village of Ditchingham and being within walking distance of the local shop, that also has a Post Office, Broome Heath and a regular bus service. The property has been maintained to a high standard and has well planned spacious living accommodation including a spacious sitting room, fitted kitchen/diner, three ground floor bedrooms, family bathroom and two large double first floor bedrooms, both having ensuite shower rooms.*

**Property Features:**

- Refurbished Detached Property
- Spacious Living Accomodation
- Large Sitting Room
- Kitchen/Diner
- Three Ground Floor Bedrooms
- Two Large Double First Floor Bedrooms(With Ensuite's)
- Village Location
- Access To Beautiful Country Walks
- Oil Fuelled



**The Property:**

Opening the front door, you are greeted by a spacious entrance hall with staircase rising to the first floor with cupboard beneath. The sitting room is a great space to relax and unwind with a uPVC sealed unit double glazed window, and to the side are matching French style doors leading into a bright and airy conservatory. The conservatory has uPVC sealed unit double glazed windows and doors out to and overlooking the rear garden, and a fully tiled floor. This makes a great room to use as a second sitting room. From the hall a door leads you through into a recently fitted kitchen comprising worktop with inset sink and drainer and cupboards beneath with integrated dishwasher and adjoining worktop with built in four ring electric hob, extractor, and light over, cupboards under and an adjacent worktop. There is a good range of cupboards and drawers under and an adjoining tall cupboard houses a double oven and grill, breakfast bar, attractive tiled splash backs, matching wall units, recessed LED ceiling spotlights and uPVC sealed unit double glazed window overlooking the rear garden. A utility room can be found to the right side of the property, and has a worktop with inset sink and drainer, cupboards over and under, space and plumbing for washing machine. There is a floor mounted oil boiler for central heating and domestic hot water. On the ground floor there are three double bedrooms which can be used as desired. The current owners use one of these rooms as a home office.







### **The Property Cont'd...../**

These rooms all have uPVC sealed unit double glazing and are served by the family bathroom which comprises a white suite with panel bath, low level W.C, fully enclosed shower, washbasin and uPVC sealed unit double glazed window. From the hall the staircase rises to the first floor and landing. The 23' master bedroom overlooks the rear garden and benefits from three fitted wardrobes and an ensuite shower room comprising a white suite with enclosed shower, low level W.C, vanity sink unit with cupboard beneath and Velux sky light window. Overlooking the front of the bungalow is a further 15' double bedroom with uPVC sealed unit double glazed window and ensuite shower room with fully enclosed shower cubicle, low level W.C and vanity wash basin.

### **External**

Outside to the front a shared driveway which splits onto a private driveway which extends to a brick paved driveway and single garage with power and lighting connected, lawned garden area with a well stocked boarder. A side gate opens into a fully enclosed rear garden which is mainly laid to lawn, paved path and boarders with flowers shrubs and plants, concrete hard standing which would make a good base for a shed/workshop.

### **Location**

Ditchingham is located in the English county of Norfolk. It is located across the River Waveney from Bungay, Suffolk. This popular Village has a thriving Village Hall that hosts a number of events each year, with a local convenience store used by most of the community. It has access to beautiful countryside, namely Broome Pits, a favourite of local dog walkers. The Market Town of Bungay is less than two miles from Ditchingham and has its own independent shops, takeaways, restaurants and public houses as well as a high school and two further primary schools

## Additional Information:

**Local Authority :** South Norfolk

**Council Tax Band:** B

**Services:** Oil fuelled for hot water and central heating, electricity and water connected. Mains sewer

**Viewings:** By Appointment Only

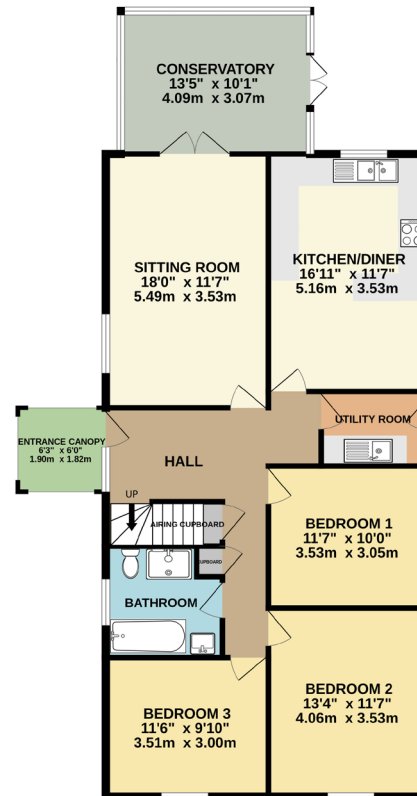
**Post Code:** NR35 2QW

**EPC Rating:** C

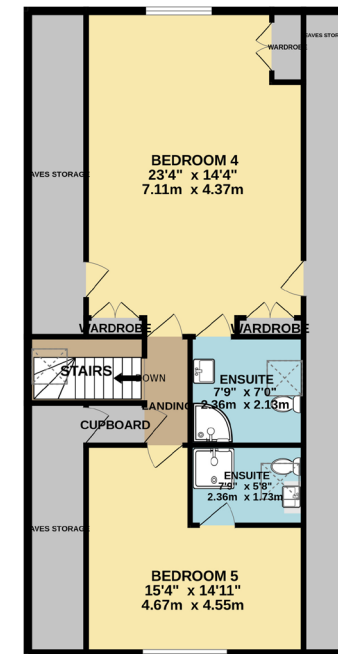
**Tenure:** Freehold

Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to re-check measurements.

GROUND FLOOR  
1184 sq.ft. (110.0 sq.m.) approx.



1ST FLOOR  
1047 sq.ft. (97.3 sq.m.) approx.



TOTAL FLOOR AREA : 2231 sq.ft. (207.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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